

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-25560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD REISS FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FIVE FEET (TOP THREE FEET, 50 PERCENT OPEN) IS ALLOWED located on the northeast corner of O'Bannon Drive and Tenaya Way (APN 163-03-715-001), R-E (Residence Estate) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcard
7. Submitted after final agenda – Protest postcard

Motion made by VICKI QUINN to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, BYRON GOYNES, STEVEN EVANS, VICKI QUINN; (Against-SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: An initial motion by STEINMAN to Approve subject to conditions failed with TROWBRIDGE, GOYNES, EVANS and QUINN voting NO

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

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DOUG RANKIN, Planning and Development Department, stated the variances are self imposed hardships and recommended denial.

TIM MORENO, 5230 West Patrick Lane, appeared on behalf of the applicant. He explained that heightening the existing three-foot walls to six feet would allow privacy for the future property owners. MR. MORENO added that the property has been redesigned so that the front of both lots face the cul-de-sac.

COMMISSIONER DUNNAM asked whether the existing block wall at the southeast and northwest corners would be extended to be one continuous wall. MR. MORENO replied affirmatively.

COMMISSIONER STEINMAN observed that the homes situated on Tenaya Way all have three-foot walls with wrought iron on top compared to the properties on OBannon that all have block walls. He added that although he does favor block walls, he believed the applicant's proposal is appropriate for the cul-de-sac feature.

COMMISSIONER QUINN expressed concern that approval would set a precedent for future homeowners to totally block in their properties resulting in the loss of openness within that community.

CHAIRMAN GOYNES declared the Public Hearing closed.

